| 076.0 | 0005 | 0009.A | 1 of 1 | Residential | | Total Card / Total Parcel |
|---|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: | 659,800 / 659,800 |
| | | | | | USE VALUE: | 659,800 / 659,800 |
| | | | | | ASSESSED: | 659,800 / 659,800 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 41 | | COLUMBIA RD, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | WU CHIA CHUAN--ETAL |
| Owner 2: | WU CHING YING TZENG |
| Owner 3: | |
| Street 1: | 41 COLUMBIA RD |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry Own Occ: Y |
| Postal: | 02474 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | |
| Owner 2: | |
| Street 1: | |
| Twn/City: | |
| St/Prov: | Cntry |
| Postal: | |

## NARRATIVE DESCRIPTION

This parcel contains .17 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1955, having primarily Vinyl Exterior and 1555 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 2 | Above Stree |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 7405.000 | 210,300 | | 449,500 | 659,800 |
| Total Card | 0.170 | 210,300 | | 449,500 | 659,800 |
| Total Parcel | 0.170 | 210,300 | | 449,500 | 659,800 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 424.36 | /Parcel: 424.36

**Legal Description**

**User Acct** 48406

**GIS Ref**

**GIS Ref**

**Insp Date** 10/30/18

Entered Lot Size

Total Land:

Land Unit Type:

!6364!

## PREVIOUS ASSESSMENT

Parcel ID 076.0-0005-0009.A

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2022 | 101 | FV | 210,300 | 0 | 7,405. | 449,500 | 659,800 | | Year end | 12/23/2021 |
| 2021 | 101 | FV | 202,700 | 0 | 7,405. | 449,500 | 652,200 | | Year End Roll | 12/10/2020 |
| 2020 | 101 | FV | 202,700 | 0 | 7,405. | 449,500 | 652,200 | 652,200 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 193,600 | 0 | 7,405. | 417,400 | 611,000 | 611,000 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 185,300 | 0 | 7,405. | 417,400 | 602,700 | 602,700 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 185,300 | 0 | 7,405. | 366,000 | 551,300 | 551,300 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 185,300 | 0 | 7,405. | 333,900 | 519,200 | 519,200 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 181,800 | 0 | 7,405. | 295,400 | 477,200 | 477,200 | Year End Roll | 12/11/2014 |

**PRINT**

| Date | Time |
|---|---|
| 12/30/21 | 03:47:17 |

**LAST REV**

| Date | Time |
|---|---|
| 04/06/21 | 11:09:35 |
| mmcmakin | |

## SALES INFORMATION

TAX DISTRICT

PAT ACCT. 6364

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| | 14049-278 | | 8/1/1980 | | 82,500 | No | No | Y | |

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 48406 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 6/4/2019 | 803 | Solar Pa | 5,544 | C | | | | |
| 9/15/2014 | 1196 | Redo Kit | 16,200 | | 9/15/2014 | | | Kitchen remodel. |
| 12/5/2013 | 1770 | Manual | 6,500 | C | | | | |
| 2/21/2013 | 230 | Manual | 5,100 | C | | | | |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 10/30/2018 | Inspected | CC | Chris C |
| 9/10/2018 | MEAS&NOTICE | BS | Barbara S |
| 2/6/2014 | Info Fm Prmt | EMK | Ellen K |
| 5/23/2013 | Info Fm Prmt | EMK | Ellen K |
| 4/7/2009 | Meas/Inspect | 189 | PATRIOT |
| 12/30/1999 | Inspected | 276 | PATRIOT |
| 11/8/1999 | Mailer Sent | | |
| 10/14/1999 | Measured | 266 | PATRIOT |
| 7/31/1993 | | MF | |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 7405 | | Sq. Ft. | Site | | 0 | 70. | 0.87 | 12 | | | | | | | | | 449,503 | | | | | | 449,500 | |

| | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Total AC/HA: | 0.17000 | Total SF/SM: | 7405 | Parcel LUC: | 101 | One Family | Prime NB Desc | ARLINGTON | Total: | 449,503 | Spl Credit | | Total: | 449,500 |

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 19 - Ranch | | |
| Sty Ht: | 1 - 1 Story | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 1 - Concrete | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 4 - Vinyl | | |
| Sec Wall: | 2 - Clapboard | 10 | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | WHITE | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C - Average | | |
| Year Blt: | 1955 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | G16 | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wal | 1 - Drywall | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | | | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | 1 | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 1 - Oil | | |
| Heat Type: | 3 - Forced H/W | | |
| # Heat Sys: | | | |
| % Heated: | 100 | % AC: | |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wal | | % Sprinkled | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 1 | Rating: | Good |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | | Rating: | |
| A HBth: | | Rating: | |
| OthrFix: | 1 | Rating: | Average |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Average |
| A Kits: | | Rating: | |
| Frpl: | 2 | Rating: | Average |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | AV - Average | 31. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 31 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 100.00 |
| Size Adj.: | 1.35000002 |
| Const Adj.: | 0.99989998 |
| Adj $ / SQ: | 134.987 |
| Other Features: | 77500 |
| Grade Factor: | 1.00 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 304798 |
| Depreciation: | 94487 |
| Depreciated Total: | 210311 |

## COMMENTS

TOILET IN BMT.

## RESIDENTIAL GRID

| | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1st Res Grid | Desc: | Line 1 | | | | | | | | # Units | 1 | | |
| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O | |
| Other | | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | | |
| Totals | RMs: | 5 | BRs: | 3 | Baths: | 1 | HB | | | | | | |

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

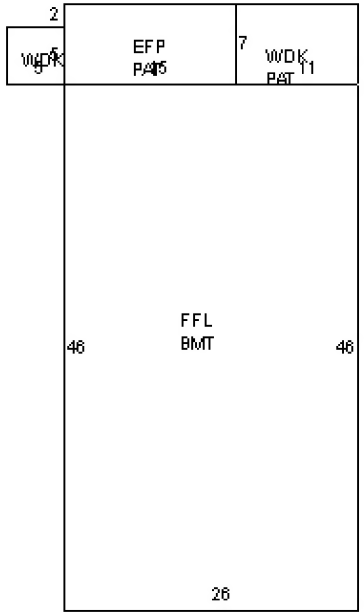
| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 5 | 3 | 1 |
| Totals | | | |
| 1 | 5 | 3 | |

## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |
| Juris. Factor: | 1.00 | Before Depr: | 134.99 |
| Special Features: | 0 | Val/Su Net: | 75.62 |
| Final Total: | 210300 | Val/Su SzAd | 175.84 |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| BMT | Basement | 1,196 | 48.390 | 57,878 |
| FFL | First Floor | 1,196 | 134.990 | 161,444 |
| PAT | Patio | 182 | 4.310 | 784 |
| EFP | Enclos Porch | 105 | 53.150 | 5,581 |
| WDK | Deck | 102 | 15.800 | 1,612 |
| | Net Sketched Area: | 2,781 | Total: | 227,299 |
| Size Ad | 1196 | Gross Area | 2781 | FinArea 1555 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| BMT | 100 | RRM | 30 | A | |

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

| Make: | | Model: | | Serial # | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID

076.0-0005-0009.A

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

More: N | Total Yard Items: | Total Special Featues: | Total: